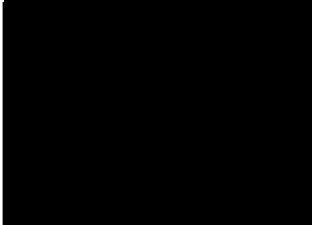




**Planning Permission**  
**Town and Country Planning Act 1990**

**Name and address of Applicant**

Anthony Davies  


**Name and address of Agent (if any)**

Ross McNaughton  
Renewables Unlimited LLP  
231 St Vincent Street  
Glasgow  
G2 5QY

**Part I - Particulars of application**

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Date of application: **17-Jan-2014**

Application Number: **13/0771/PA**

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Particulars and location of development:

**Installation of a wind turbine (30m to hub height, 42m to blade tip),  
associated infrastructure and access route  
- Milton Manor, MILTON, Tenby, SA70 8PG**

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**Part II - Particulars of decision**

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*
2. The permission hereby granted shall be for a period of 25 years from the date when electricity is first exported from the Wind Turbine to the Electricity Grid Network ('First Export Date'). Written confirmation of the First Export Date shall be provided to the local planning authority no later than one calendar month after the event. At the end of the 25 year period, the turbine shall be decommissioned, all related above ground structures shall be removed from the site and the land restored. Not less than 12 months before the decommissioning of the turbine, a scheme for the restoration of the site shall provide for the removal of the turbine and associated above ground works approved under this permission and the turbine foundations to a depth of at least one metre below the ground. The scheme shall also include details of the management and timing of the works. The scheme shall be implemented as approved.

*Reason: To allow for re-assessment of the scheme in the future, in the interest of visual amenity and to comply with the requirements of GN.1, GN.2 and GN.4 of the Pembrokeshire Local Development Plan (adopted 28 February 2013).*

3. In the event of the turbine ceasing to produce electricity for a continuous period of nine months, the turbine, tower and associated equipment shall be dismantled to a depth of at least 1m below ground level within a period of six months and the site of the turbine restored to its former condition within the following three months, or as may otherwise be agreed in writing by the Local Planning Authority.

*Reason: In the interests of visual amenity and to comply with the requirements of policies GN.1, GN.2 and GN.4 of the Pembrokeshire Local Development Plan (adopted February 2013).*

4. The noise level of the wind turbine shall be measured in accordance with the Department of Trade and Industry Report 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97) and shall not exceed an absolute noise level of 35 dB expressed as LA90, 10 min at any non-financially involved existing dwelling (including the amenity area of the garden), and 45 dB expressed as LA90, 10 min at any financially involved existing dwelling, up to on-site wind speeds of 10m/s measured at a height of 10m.

*Reason: In order to maintain and protect the amenity of nearby residents by the reduction of ambient noise level to an acceptable level in accordance with the requirements of section 13.13 (Reducing Noise and Light Pollution) of Planning Policy Wales, Edition 6 (February 2014); and Technical Advice Notes (Wales) 11 (October 1997) and to accord with the requirements of policies GN.1 and GN.4 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

5. At the reasonable request of the Local Planning Authority, the operator of the development shall measure and assess at its expense the level of noise emissions from the wind turbine generator following the procedures described in 'The Assessment and Rating of Noise from Wind Farms, ETSU-R-97 published by ETSU for the Department of Trade and Industry. The noise emission assessment shall be submitted to the Local Planning Authority within 8 weeks of the date of the request, or within any other timescale as agreed in writing with the Local Planning Authority.

*Reason: To protect the amenity of neighbouring residents and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013) and with the requirements of Section 13.13 (Reducing Noise and Light Pollution) of Planning Policy Wales, Edition 6 (February 2014); and Technical Advice Note (Wales) 11 (October 1997).*

6. In the event that the results of the noise emission assessment undertaken in accordance with Condition 5 above show that the noise level as stated in Condition 4 is exceeded, the operator shall produce a written scheme of mitigation detailing measures to address the unacceptable noise level as

well as details of a timescale for its implementation, which shall be submitted to and approved in writing by the Local Planning Authority concurrently with the noise emission assessment. The mitigation shall be carried out in accordance with the approved timescale.

*Reason: To protect the amenity of neighbouring residents and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013) and with the requirements of Section 13.13 (Reducing Noise and Light Pollution) of Planning Policy Wales, Edition 6 (February 2014); and Technical Advice Note (Wales) 11 (October 1997).*

7. In the event that the submitted scheme of mitigation is unacceptable, or not provided within the 8 week period (or any other timescale as agreed in writing with the Local Planning Authority) as specified in Condition 5 above, the turbine shall cease operation until such time as an acceptable scheme has been agreed in writing with the Local Planning Authority. The scheme shall be implemented fully within such timescale as may be specified within that scheme prior to the operation of the turbines re-commencing.

*Reason: To protect the amenity of neighbouring residents and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013) and with the requirements of Section 13.13 (Reducing Noise and Light Pollution) of Planning Policy Wales, Edition 6 (February 2014); and Technical Advice Note (Wales) 11 (October 1997).*

8. Prior to the commencement of the development, details of the connection for the export of electricity to the national grid shall be submitted to and agreed in writing by the local planning authority. The development shall be implemented as agreed.

*Reason: To ensure a satisfactory form of development and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28th February 2013).*

9. No development shall take place until there has been submitted to and approved by the Local Planning Authority a programme of archaeological investigation for the site. Thereafter, the approved programme shall be implemented in all respects, unless the local planning authority agrees in writing to any variation.

*Reason: To ensure the recording of any items of archaeological interest to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

10. Development shall be carried out strictly in accordance with the recommendations of the Preliminary Ecological Appraisal (November 2013), prepared by Baker Consultants, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect biodiversity and to accord with Policy GN.37 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

11. Prior to the commencement of development an updated Traffic Management Plan (TMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The updated TMP shall provide full details of: the site access including width and gradient; traffic routing to the site; warning signs and traffic management; and measures to prevent debris and mud from construction vehicles affecting the road. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.  
*Reason: In the interests of road safety and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

### **Notes to Applicant**

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, SP 16, GN.1, GN.4 and GN.38.

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

2. This decision relates only to the plans identified below:  
Location plan (1:2500 scale), dated 17 January 2014;  
Site plan (1:1250 scale), dated 17 January 2014;  
Block plan (1:500 scale), dated 17 January 2014;  
Electrical Equipment Cabin elevations plan (1:50 scale), dated 17 January 2014;  
General arrangement of turbine foundation plan drawing no. JS739/001(1: 50 scale), dated 17 January 2014;  
Turbine elevation plan drawing no. 1013417 revision C (1:50 scale), dated 17 January 2014.

**Decision Date: 23-May-2014**



**County Hall  
Haverfordwest  
Pembrokeshire**

**DIRECTOR OF DEVELOPMENT**

## Notes

1. If you are aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The Welsh Government has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The Welsh Government is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Welsh Government.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.**

**Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation. You are advised to contact that Section separately to ascertain whether you require their prior approval before commencing any work on site.**